

| FOR LEASE |

NEIGHBOURHOOD CENTRE



RITCHIE HUB 9643 82 Avenue NW, Edmonton, AB

- **Newly redeveloped retail centre in the desired community of Ritchie**
- 705 SF – 2,425 SF retail bays, featuring overhead doors with glazing
- Site benefits from the high exposure, and great visibility to 82 Avenue
- This retail node provides neighbourhood amenities and services for the communities of Mill Creek, Bonnie Doon, Ritchie, Hazeldean and Old Strathcona
- Excellent accessibility by vehicle, public transit, and active transportation
- Join great neighbours: daycare, brewpub and dental

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PROPERTY FEATURES

Vacancy	705 SF – 2,425 SF
Available	Immediately
Municipal	9643 82 Avenue NW, Edmonton, AB
Legal	Plan 4575S, Block 12, Lot 1-7
Zoning	Mixed Use (MU h16 f3.5 cf)
Basic Rent	Negotiable
Op Costs	\$14.50 PSF
Utilities	Separately metered
Parking	20 ample surface parking stalls



RARE RETAIL OPPORTUNITY IN THE AREA WITH PARKING



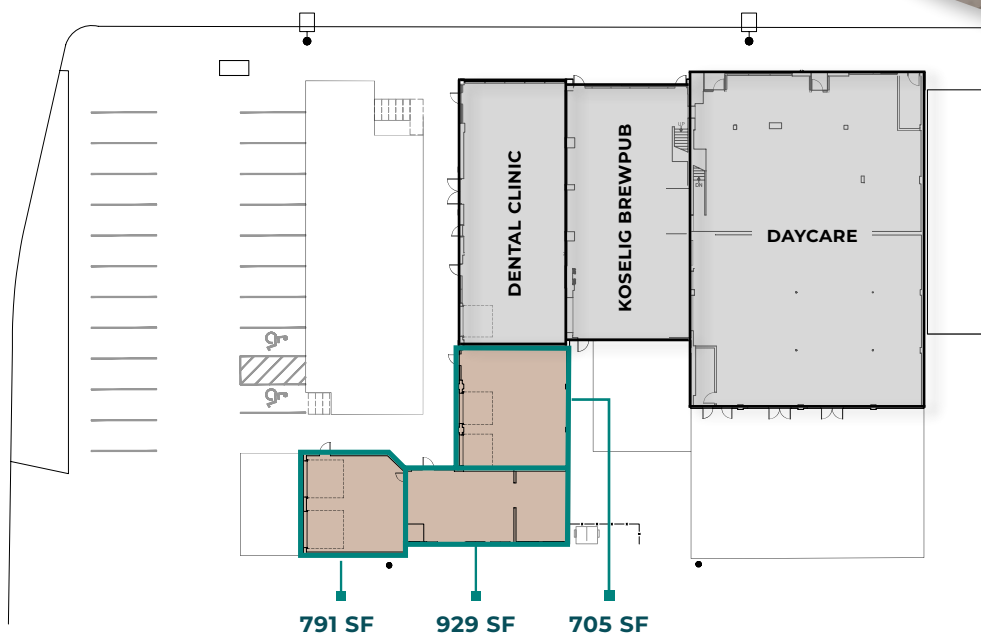
UNDERSERVED COMMUNITY



NEWLY REDEVELOPED CENTRE



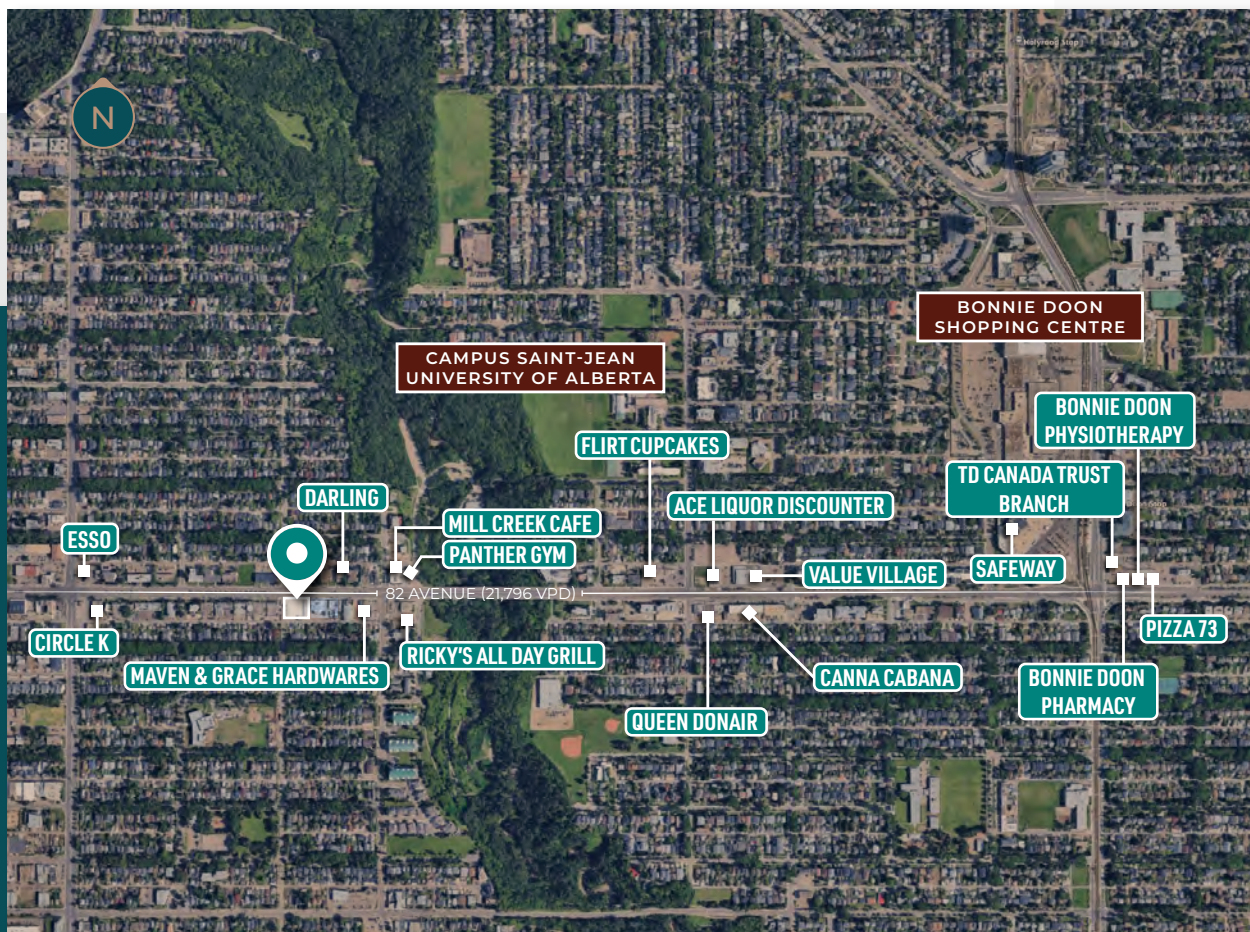
SITE PLAN



MARKET INSIGHT

Located in the heart of the Ritchie and fronting 82nd Avenue, Ritchie Hub serves a population of over 36,000 residents from nearby neighbourhoods including Strathcona, Bonnie Doon, and Cloverdale. The site enjoys prominent exposure to approximately 21,800 vehicles per day along 82 Avenue and is easily accessible by foot, public transit, or vehicle, with 20 on-site surface parking stalls available. Positioned along the key corridor of 82nd Avenue connecting the University of Alberta to Sherwood Park the site also benefits from its proximity to Campus Saint-Jean, which is attended by approximately 800 students.

Known most recently as the Certified Radio Building, Ritchie Hub has been thoughtfully redesigned into a modern commercial space, offering distinctive features such as floor-to-ceiling glazing, roll-up garage doors, and multiple opportunities for patio development creating a flexible and vibrant environment for a variety of uses.



DEMOGRAPHICS

2 KM RADIUS

34,026

DAYTIME POPULATION

36,362 residents

6.6% growth (2019-2024)

10.9% projected growth (2024-2029)

\$102,767

AVERAGE HOUSEHOLD INCOME

24.5% earn \$60-100,000

35.2% earn \$100,000+

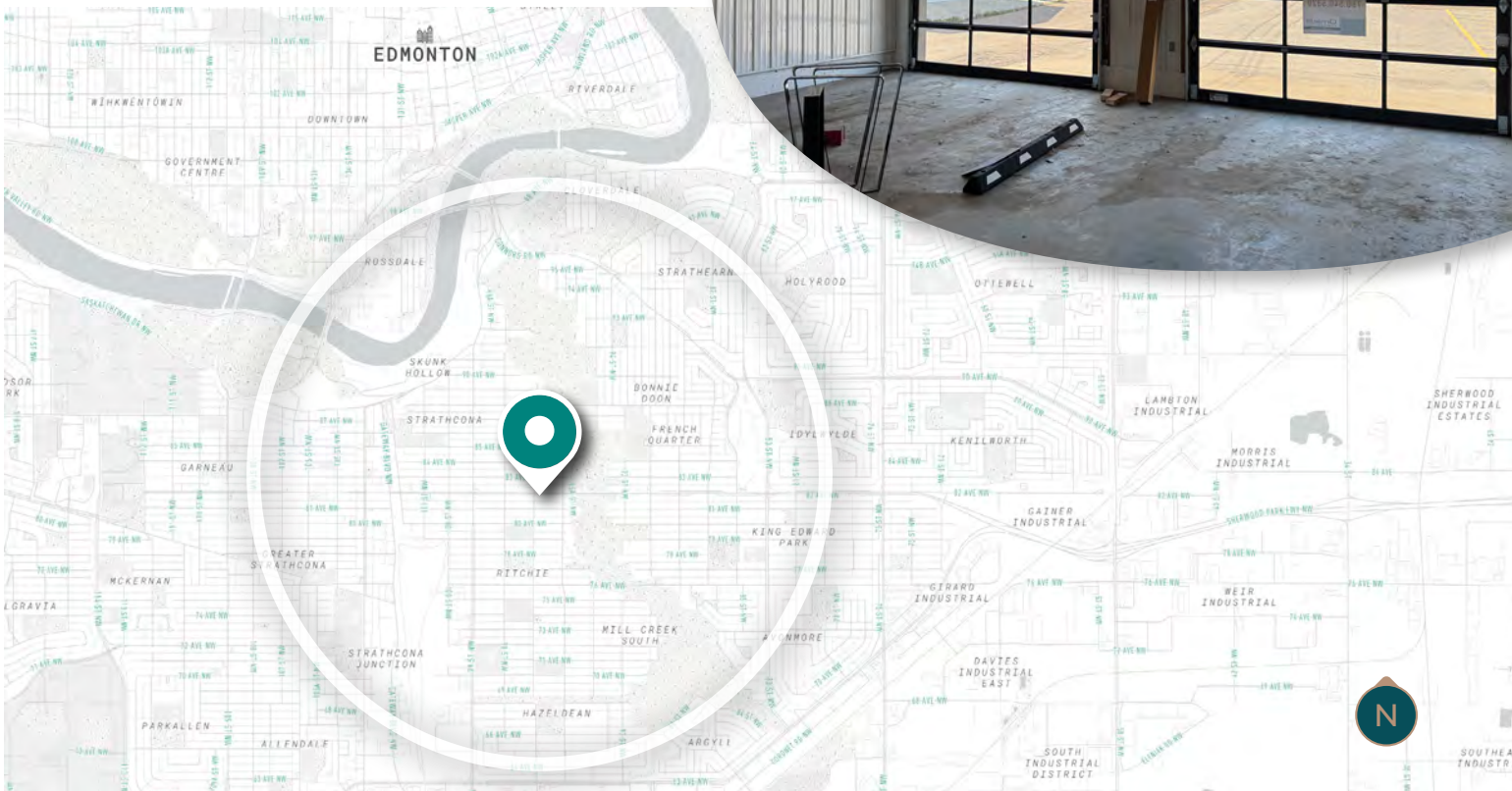
42.7%

20-39 YRS

0-19 yrs = 13.6%

40-59 yrs = 22.6%

60+ yrs = 21.2%



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